

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

PHA Plans
5-Year Plan for Fiscal Years 2006 - 2010
Standard Annual Plan for Fiscal Year 2006

PHA Plan Agency Identification

PHA Name: HOUSING AUTHORITY OF THE CITY OF HOT SPRINGS

PHA Number: AR031

PHA Fiscal Year Beginning: July 1, 2006

Public Access to Information: February 24, 2006

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at:
(select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices

5-YEAR PLAN
PHA FISCAL YEARS 2006 - 2010
[24 CFR Part 903.5]

A. Mission

The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

X The PHA's mission is:

THE HOUSING AUTHORITY OF THE CITY OF HOT SPRINGS IS COMMITTED TO PROVIDING QUALITY, AFFORDABLE HOUSING, THAT IS DECENT AND SAFE, TO ELIGIBLE FAMILIES IN THIS COMMUNITY. WE STRIVE TO MAKE THE BEST USE OF ALL AVAILABLE RESOURCES SO THAT OUR RESIDENTS MAY LIVE IN AN ENVIRONMENT THAT IS CLEAN, WELL MAINTAINED AND ATTRACTIVE. OUR GOAL IS TO MANAGE OUR PUBLIC HOUSING UNITS AND SECTION 8 PROGRAM IN A MANNER THAT IS CONSISTENT WITH FINANCIALLY SOUND, MANAGEMENT PRACTICES. BY TAKING ADVANTAGE OF AVAILABLE COMMUNITY AND GOVERNMENT RESOURCES, WE CONTINUALLY PROVIDE OUR RESIDENTS WITH AS MANY OPPORTUNITIES FOR ECONOMIC SELF-SUFFICIENCY AS WE CAN IDENTIFY AS THEY STRIVE TO PROVIDE FOR THEIR FAMILIES AND IMPROVE THE QUALITIES OF THEIR LIVES FREE FROM ECONOMIC AND SOCIAL DISCRIMINATION. WE ENDEAVOR TO INSTILL PRIDE AND THE DESIRE FOR AN ENHANCED QUALITY OF LIFE FOR OUR RESIDENTS. WE ARE COMMITTED TO SERVING OUR RESIDENTS AND THE ENTIRE COMMUNITY IN A MANNER THAT DEMONSTRATES HIGH ETHICAL STANDARDS, PROFESSIONAL COURTESY, RESPECT AND CARING.

B. Goals

The Goals of the PHA is the same as that of the Department of Housing and Urban Development: Increase the availability of decent, safe, and affordable housing.

- X PHA Goal: Expand the supply of assisted housing
Objectives:
 - X Apply for additional rental vouchers:
 - X Reduce public housing vacancies:
 - X Leverage private or other public funds to create additional housing opportunities:
 - X Acquire or build units or developments

- X PHA Goal: Improve the quality of assisted housing
Objectives:
 - X Improve public housing management: (PHAS score)
 - X Improve voucher management: (SEMAP score)
 - X Increase customer satisfaction:
 - X Concentrate on efforts to improve specific management functions: list; e.g., public housing finance; voucher unit inspections)
 - X Unit turnaround:
 - X Renovate or modernize public housing units:
 - Demolish or dispose of obsolete public housing:
 - Provide replacement public housing:

- X PHA Goal: Increase assisted housing choices
Objectives:
 - X Provide voucher mobility counseling:
 - X Conduct outreach efforts to potential voucher landlords
 - X Increase voucher payment standards
 - Implement voucher homeownership program:
 - Implement public housing or other homeownership programs:
 - Implement public housing site-based waiting lists:
 - Convert public housing to vouchers:

HUD Strategic Goal: Improve community quality of life and economic vitality

- X PHA Goal: Provide an improved living environment
Objectives:
 - X Implement measures to deconcentrate poverty by bringing higher

- income public housing households into lower income developments:
- X Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- X Implement public housing security improvements:
- X Designate developments or buildings for particular resident groups (elderly, persons with disabilities)

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

- X PHA Goal: Promote self-sufficiency and asset development of assisted households
 - Objectives:
 - X Increase the number and percentage of employed persons in assisted families:
 - X Provide or attract supportive services to improve assistance recipients' employability:
 - X Provide or attract supportive services to increase independence for the elderly or families with disabilities.

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- X PHA Goal: Ensure equal opportunity and affirmatively further fair housing
 - Objectives:
 - X Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - X Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
 - X Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:

**STATEMENT OF PROGRESS
IN MEETING FIVE-YEAR PLAN MISSION
AND GOALS
2001 - 2005**

GOAL ONE

IMPROVE THE PHYSICAL QUALITY OF THE EXISTING HOUSING PROPERTY UNTIL A SCORE OF 25 OR HIGHER IS ACHIEVED ON REAC PHYSICAL INSPECTION AND SCORE 90% ON THE ANNUAL PHAS MANAGEMENT SCORE

OBJECTIVES:

1. EXPEND NOT LESS THAN 75% OF CAPITAL FUNDS EACH YEAR TO IMPROVE THE PHYSICAL CONDITION OF THE PROPERTY

PROGRESS REPORT YEAR NO. 1 (CFP 2001): All CFP 2001 Funds were expended in the allotted timeframe, and the books have been closed. The Hot Springs Housing Authority physical REAC score for 2001 was 29 out of a possible 30.

PROGRESS REPORT YEAR NO. 2 (CFP 2002): All \$548,204 CFP 2002 Funds were expended in CY 2005. A total of \$433,748, or 79%, of the CFP 2002 Funds were expended to improve the physical quality of public housing. A REAC inspection was not performed in 2002. The Hot Springs housing Authority was designated a High Performer in 2002, based on a PHAS score of 90 out of a possible 100.

PROGRESS REPORT YEAR NO. 3 (CFP 2003): All of the CFP 2003 Funds in the amount of \$451,055 were obligated through September 2005, and a total of \$315,328, or 70%, will be expended to improve the physical quality of public housing. The Hot Springs Housing Authority was designated a High Performer in 2003, based on a PHAS score of 93 out of a possible 100, and received CFP 2003 Bonus Funds in the amount of \$89,894. All of the CFP 2003 Bonus Funds were obligated through September 2005, and \$55,331, or 62%, will be expended to improve the physical quality of public housing. There was no REAC inspection in 2003.

PROGRESS REPORT YEAR NO. 4 (CFP 2004): All of the CFP 2004 Funds in the amount of \$534,340 have been obligated through March 2006, and a total of \$357,471, or 67%, of these funds are obligated towards improvement of the physical quality of public housing.

PROGRESS REPORT YEAR NO. 5 (CFP 2005): A total of \$316,064 of

the \$573,877 CFP 2005 Funds have been obligated through March 2006, and \$74,881 have been expended. A total of \$87,027, or 15%, is planned for expenditure towards the improvement of the physical quality of public housing. This low percentage is reflective of the ever-increasing burden the CFP has to absorb, including on-site police protection, and Architect/Engineer fees, and the capital costs of management and administrative improvements such as new computer system, and vehicles.

2. TAKE CORRECTIVE ACTION ON ALL REAC NOTED HEALTH AND SAFETY FINDINGS:

PROGRESS REPORT YEAR NO. 1 (CFP 2001): The Hot Springs Housing Authority scored 29 out of 30 on the Physical REAC inspection in 2001. Immediate corrective action was taken on all health and safety findings for the 2001 REAC inspection.

PROGRESS REPORT YEAR NO. 2 (CFP 2002): A REAC inspection was not conducted in 2002.

PROGRESS REPORT YEAR NO. 3 (CFP 2003): The Hot Springs Housing Authority scored 29 out of 30 on the Physical REAC inspection in conducted on May 9, 2003. Immediate corrective action was taken on all health and safety findings.

PROGRESS REPORT YEAR NO. 4 (CFP 2004): The Host Springs Housing Authority was not required to receive a REAC inspection in 2004 as a result of the High Performer score of 93 attained in 2003. Health and safety findings by the Maintenance Supervisor during the 2004 Annual Inspections were corrected immediately.

PROGRESS REPORT YEAR NO. 5 (CFP 2005): A REAC inspection was conducted on January 25, 2006, and the Hot springs Housing Authority scored 77b out of 100. A *reclama* to the score was made, but the final number is not known at this time. Immediate corrective action was taken on all health and safety findings.

3. COMPLETE VINYL SIDING AND REPLACE SECOND FLOOR WINDOWS ON ALL UNITS NOT LATER THAN DECEMBER 31, 2002.

PROGRESS REPORT YEARS NO. 1 - 2 (CFP 2001 - 2002): Effective October 20, 2001, 100% of vinyl siding and energy efficient windows were installed.

4. REPLACE KITCHEN CABINETS IN ALL UNITS THAT DO NOT HAVE NEW CABINETS NOT LATER THAN DECEMBER 31, 2004

PROGRESS REPORT YEAR NO'S. 1 - 4 (CFP 2001 - 2004): As of December 31, 2004, 92% of all units had new kitchen cabinets installed.

PROGRESS REPORT YEAR NO. 5 (CFP 2005): A total of 15 units have been programmed for replacement of kitchen cabinets in the CFP 2005.

5. WINDOW AIR CONDITIONERS IN AT LEAST 50% (128) UNITS OF THE PUBLIC HOUSING FAMILY UNITS NOT LATER THAN 2005

PROGRESS REPORT YEAR NO.'s 1 - NO.4 (CFP 2001 - CFP 2004): No funds were set aside for this action was taken on this item for the period reported. The Objective was deleted in CFP 2004.

PROGRESSSS REPORT YEAR NO. 5 (CFP 2005): IN CFP 2005, a church group donated a total of BB window units. No CFP funds are being expended on this item.

6. REPLACE ALL VINYL FLOORING AS REQUIRED NOT LATER THAN DECEMBER 31, 2005

PROGRESS REPORT YEAR NO's. 1 - 3 (CFP 2001 - 2003): No action was taken on this item for the reporting period. In CFP 2003, it was determined the objective would be deleted, and the vinyl tile flooring would be replaced on an as needed basis when apartments were rehabbed.

7. COMPLETELY UPGRADE THE ELECTRICAL SYSTEM IN THE MOUNTAINVIEW TOWERS BUILDING TO PROVIDE EMERGENCY GENERATOR BACK-UP SYSTEMS FOR THE FIRE ALERT SYSTEM, LIGHTING, HEATING SYSTEM AND THE TWO ELEVATORS IN THE GENERATOR BACK-UP SYSTEMS FOR THE FIRE ALERT SYSTEM, LIGHTING, HEATING SYSTEM AND THE TWO ELEVATORS IN THE BUILDING.

PROGRESS REPORT YEAR NO. 5 (CFP 2005): A design contract was completed, and a construction contract was awarded in June 2005 for this work. The work was completed in December 2005, and included a new transformer, new emergency generator and appurtenances, and an updated fire alarm system was installed for all eleven floors of the Mountainview Towers high-rise building.

8. REMOVE ALL WOODEN FENCES IN EASTWOOD GARDENS FAMILY UNITS AND INSTALL IRON FENCING BY DECEMBER 31, 2005.

PROGRESS REPORT YEAR NO. 5 (CFP 2005): As part of an on-going contract, all of the wood railings at the five family unit at 115 Wade Street were replaced with metal railings. Also, wood railings at three family units at 707 Cypress were replaced with metal railings.

GOAL TWO

IMPROVE THE QUALITY OF LIFE BY PROVIDING A SECURE ENVIRONMENT, EDUCATIONAL OPPORTUNITIES, ECONOMIC DEVELOPMENTAL ACTIVITIES, RESIDENT INVOLVEMENT, YOUTH PROGRAMS, ADULT ACTIVITIES AND ON SITE CHILD CARE

OBJECTIVES:

1. APPLY FOR ALL AVAILABLE PHDEP OR SECURITY RELATED GRANTS

PROGRESS REPORT YEAR NO. 1 (CFP 2001): The Hot Springs Housing Authority actively administered the 2001 PHDEP Grant Program by the funding of two (2) City of Hot Springs police officers for on-site police presence and located in Police Substations provided by the Authority.

PROGRESS REPORT YEAR NO's. 2 - 5 (CFP 2002 - 2005): Beginning in 2002, the PHDEP Grant Program was no longer available.

2. CONTINUE TO PROVIDE ON-SITE POLICE SECURITY

PROGRESS REPORT YEAR NO. 1 (CFP 2001): On-site presence of two City of Hot Springs policemen was funded through the PHDEP Grant Program.

PROGRESS REPORT YEAR NO's. 2 - 5 (CFP 2002 – 2005): On-site security is being provided by two City of Hot Springs police officers utilizing two substations. Capital Funds are being used to fund this service as a result of the discontinuance of PHDEP funding.

3. PROVIDE COMPUTER ACCESS TO STUDENTS AND ADULTS RECEIVING HOUSING ASSISTANCE

PROGRESS REPORT YEAR NO's. 1 - NO. 4 (CFP 2001 - 2004): Computer access and tutoring was provided in after school programs in the two family community centers utilizing computers provided at no cost by the Hot Springs School District.

PROGRESS REPORT YEAR NO. 5 (CFP 2005): This program was discontinued in 2005 due to lack of interest and participation, and the computers were returned to the Hot Springs School District.

4. APPLY FOR (IF AVAILABLE) A MINIMUM OF ONE GRANT THAT WOULD BE INSTRUMENTAL IN PROVIDING JOB TRAINING FOR ALL INTERESTED ASSISTED RESIDENTS

PROGRESS REPORT YEAR NO's. 1 (CFP 2001): A grant was not applied for during this year.

PROGRESS REPORT YEAR NO. 2 (CFP 2002): In June 2002, the Authority applied for a Ross Resident Services Grant in the amount of \$250,000. The Authority's grant application was not funded.

PROGRESS REPORT YEAR NO. 3 (CFP 2003): In September 2003 the Authority received notification of approval for a Grant that would fund a full-time Family Self Sufficiency Coordinator.

PROGRESS REPORT YEAR NO. 4 (CFP 2004): A Family Self-Sufficiency Coordinator was employed in February 2004.

PROGRESS REPORT YEAR NO. 5 (CFP 2005): The grant funding was lost this year, and the position was abolished in January 2006.

5. CONTINUE TO EMPLOY A RESIDENT INITIATIVES COORDINATOR TO BE RESPONSIBLE FOR PROVIDING ALL PROGRAMATIC OPPORTUNITIES FOR ALL RESIDENTS OF ASSISTED HOUSING

PROGRESS REPORT YEAR NO's 1 - 2 (CFP 2001 - 2002): A Resident Initiatives Coordinator provided program activities during these two (2) years.

PROGRESS REPORT YEAR NO. 3 (CFP 2003): The Resident Initiatives Coordinator position was incorporated into the job duties of the Public Housing Manager position.

PROGRESS REPORT YEAR NO's. 4 - 5 (CFP 2004 - 2005): The Resident Initiatives Coordinator position continued to be performed as part of the job duties of the Public Housing Manager position.

6. PROVIDE A MINIMUM OF ONE (1) PROGRAM EACH 12 MONTHS

THAT WILL ASSIST RESIDENTS IN THE PURCHASE OF A HOME

PROGRESS REPORT YEAR NO. 1 (CFP 2001): A Home Ownership Class was offered to residents through the Community Service Organization of Garland County. .

PROGRESS REPORT YEAR NO's . 2 - No. 3 (CFP 2002 – 2003): Home Ownership Classes were not provided during these two (2) years.

PROGRESS REPORT YEAR NO. 4 (CFP 2004): Authority staff attended Home Ownership training during this year. A total of twenty-five (25) persons were enrolled in the Family Self-Sufficiency Program, with escrow balances totaling approximately \$13,500.

PROGRESS REPORT YEAR NO. 5 (CFP 2005): No Home Ownership training was provided this year due to lack of available staff.

7. CONTRACT ON-SITE DAY CARE SERVICES WITHIN 12 MONTHS DEPENDING ON THE INTEREST OF A QUALIFIED CONTRACTOR

PROGRESS REPORT YEAR NO. 1 (CFP 2001): the Authority did not select A qualified contractor during this year. Simultaneously, a private sector day care facility was opened that was within one (1) block of the Authority property. Consequently, the Authority ceased to pursue a day care program, and this objective was deleted from further consideration.

GOAL THREE

EXPAND THE AVAILABILITY AND QUALITY OF HOUSING CHOICES AVAILABLE TO PARTICIPANTS IN THE HOUSING AUTHORITIES TENANT-BASED ASSISTANCE PROGRAM

OBJECTIVES:

1. EXPEND BOND REFINANCING FUNDS TO BUILD OR PURCHASE TWO (2) UNITS ADDITIONAL SCATTERED SITE HOUSING, COMMENSURATE WITH THE AVAILABILITY OF FUNDS, EACH YEAR

PROGRESS REPORT YEAR NO. 1 (CFP 2001): The Authority began the process of purchasing property in another part of Hot Springs to build five (5) units for residents to be assisted through the Housing Choice Voucher Program.

PROGRESS REPORT YEAR NO. 2 (CFP 2002): The Authority purchased property on W. St. Louis Street in Hot Springs that will be

utilized to build five (5) units of scattered site affordable housing.

PROGRESS REPORT YEAR NO. 3 (CFP 2003): A two-family housing unit was designed, and bids were taken in February 2004 for construction of a duplex to provide affordable housing through the Section 8 Housing Choice Voucher Program. All bids were rejected because of concerns regarding Section 8 funding and administrative reserves recapture.

PROGRESS REPORT YEAR NO.4 (CFP 2004): changing and/or omitting several features reduced The cost of the duplex, and the project was re-bid in November 2004. A successful bid was received in February 2005, and the construction began in March 2005. The structure was completed in July 2005, and occupied in October 2005 with evacuees from Louisiana displaced by Hurricane Katrina. *It should be noted that no Capital Fund Program funds were used for the construction of this project.*

2. LEVERAGE EXISTING PROPERTY TO CONSTRUCT OR PURCHASE AT LEAST TWO (2) UNITS OF ADDITIONAL SCATTERED SITE HOUSING PER YEAR DEPENDING ON THE AVAILABILITY OF FUNDS

PROGRESS REPORT YEAR NO's 1 THROUGH 3 (CFP 2001 - 2003): Sufficient funding could not be generated from the leveraging of Authority owned Section 8 property for this reporting period.

PROGRESS REPORT YEAR NO. 4 (CFP 2004): Sufficient rental income from the existing Authority-owned Section 8 properties, Section 8 administrative reserves, and short-term bank financing allowed the Authority to construct the above-noted duplex at 1611 W. St. Louis Street.

3. PROVIDE THE OPTION OF HOMEOWNERSHIP IN ACCORDANCE WITH SECTION 555 OF THE QHWRA TO AT LEAST 5% OF THE TENANT BASED FAMILIES WHO REQUEST THE OPTION TO PURCHASE A DWELLING (INCLUDING A UNIT UNDER A LEASE PURCHASE AGREEMENT) THAT WILL BE OWNED BY ONE OR MORE MEMBERS OF THE FAMILY AND WILL BE OCCUPIED BY THE FAMILY

PROGRESS REPORT YEAR NO's. 1 - 3 (CFP 2001 - 2003): No action was taken on this objective during this reporting period.

PROGRESS REPORT YEAR NO.4 (CFP 2004): Although no action was taken during this year, an FSS Coordinator was employed and one of the goals of this position was to establish a home ownership program.

PROGRESS REPORT YEAR NO. 5 (CFP 2005): No Home Ownership training was provided this year due to lack of available staff and/or funds.

GOAL FOUR

MANAGE THE HOT SPRINGS HOUSING AUTHORITY SECTION 8 HOUSING CHOICE VOUCHER TENANT-BASED PROGRAM IN AN EFFICIENT AND EFFECTIVE MANNER

OBJECTIVES:

1. ATTAIN A RATING OF STANDARD (90%) OR HIGHER ON SEMAP SCORING

PROGRESS REPORT YEAR NO. 1 (CFP 2001): The Authority received a SEMAP score of 100 for this period.

PROGRESS REPORT YEAR NO. 2 (CFP 2002): The Authority did not receive a SEMAP score for this period.

PROGRESS REPORT YEAR NO. 3 (CFP 2003): The Authority's SEMAP score was 100 for this year.

PROGRESS REPORT YEAR NO. 4 (CFP 2004): The Authority's SEMAP score for this year was 100, resulting in a performance rating of High.

PROGRESS REPORT YEAR NO. 5 (CFP 2005): The Authority's SEMAP score for this year was 100, resulting in a performance rating of High.

2. HOT SPRINGS HOUSING AUTHORITY SHALL SUSTAIN AT LEAST A UTILIZATION RATE OF 85% IN ITS TENANT-BASED PROGRAM

PROGRESS REPORT YEAR NO. 1 (CFP 2001): The actual fiscal year average was 104%.

PROGRESS REPORT YEAR NO. 2 (CFP 2002): The actual fiscal year average was THE ACTUAL FISCAL YEAR TO DATE AVERAGE WAS 100%.

PROGRESS REPORT YEAR NO. 3 (CFP 2003): The actual fiscal year average was 103%.

PROGRESS REPORT YEAR NO. 4 (CFP 2004): The actual fiscal year average was 102%.

PROGRESS REPORT YEAR NO. 5 (CFP 2005): The actual fiscal year average was 100%.

GOAL FIVE

MANAGE THE HOT SPRINGS HOUSING AUTHORITY PUBLIC HOUSING PROGRAM IN AN EFFICIENT AND EFFECTIVE MANNER

PROGRESS REPORT YEAR NO. 1 (CFP 2001): The PHAS score for CFP 2001 was 89 – Standard Performance.

PROGRESS REPORT YEAR NO. 2 (CFP 2002): The PHAS score for CFP 2002 was 90 – High Performance..

PROGRESS REPORT YEAR NO. 3 (CFP 2003): The PHAS score for CFP 2003 was 93 – High Performance.

PROGRESS REPORT YEAR NO. 4 (CFP 2004): The PHAS score for CFP 2004 was 92 – High Performance.

PROGRESS REPORT YEAR NO. 5 CFP 2005): The PHAS score for CFP 2005 was 77b out of 100. A *reclama* to the score was made, but the final number is not known at this time.

GOAL SIX

ENHANCE THE IMAGE OF PUBLIC HOUSING AND THE SECTION 8 PROGRAM IN HOT SPRINGS AND GARLAND COUNTY

OBJECTIVES:

1. ENHANCE THE CURB APPEAL AND CONSEQUENTLY IMPROVED ACCEPTANCE OF PUBLIC HOUSING BY INSTALLING VINYL SIDING AND NEW WINDOWS

PROGRESS REPORT YEAR NO. 1 (CFP 2001): In this reporting period, the vinyl siding and insulated windows were installed on 100% of the units. Objective completed.

2. IMPROVE THE APPEARANCE OF THE LAWNS BY CONTRACTING WITH A LAWN MOWING SERVICE

PROGRESS REPORT YEAR NO's. 1 – 4 (CFP 2001 – CFP 2004): A mowing service was contracted for these years

PROGRESS REPORT YEAR NO. 5 (CFP 2005): A full-time employee was assigned these duties for this period.

3. PROVIDE POSITIVE PRESS INFORMATION TO THE LOCAL NEWS MEDIA ABOUT THE YOUTH, ADULT AND SENIOR RESIDENTS ACTIVITIES AND ACCOMPLISHMENTS

PROGRESS REPORT YEAR NO. 1 (CFP 2001): At least fifteen (15) positive news articles appeared in the local newspaper, the *Sentinel Record*.

PROGRESS REPORT YEAR NO. 2 (CFP 2002): At least fifteen (10) positive news articles appeared in the local newspaper, the *Sentinel Record*.

PROGRESS REPORT YEAR NO. 3 (CFP 2003): At least four (4) positive news articles appeared in the local newspaper, the *Sentinel Record*.

PROGRESS REPORT YEAR NO. 4 (CFP 2004): At least three (3) positive news articles appeared in the local newspaper, the *Sentinel Record*.

PROGRESS REPORT YEAR NO. 5 (CFP 2005): .At least two (2) positive news articles appeared I the local newspaper, the *Sentinel Record*.

4. MARKET THE PROPERTY IN A POSITIVE, UPSCALE MANNER BY PROVIDING CREATIVE ADVERTISING OF EXCEPTIONAL QUALITY AND PRESENTATION

PROGRESS REPORT YEAR NO.'s 1 - 2 (CFP 2001 - CFP 2002): No action was taken on this action for the two years.

PROGRESS REPORT YEAR NO. 3 (CFP 2003): Without adequate staff for this action, the objective was deleted.

5. PRODUCE A VIDEO PRESENTATION 6-10 MINUTES IN LENGTH THAT

ACCENTS THE POSITIVE ENVIRONMENT AND ACTIVITIES
OF EASTWOOD GARDENS AND SECTION 8 RESIDENTS
PROGRESS REPORT YEAR NO. 1 (CFP 2001): No action was taken on
this objective.

PROGRESS REPORT YEAR NO. 2 (CFP 2002): Without adequate staff
for this action, the objective was deleted.

GOAL SEVEN

AS CONTRACT ADMINISTRATOR FOR PARK PLACE APARTMENTS, THE
PHA WILL STRIVE TO PERFORM THE DUTIES OF A CONTRACTOR
ADMINISTRATOR AS OUTLINED IN HUD HANDBOOK 4350.5.

OBJECTIVES:

1. ANNUALLY PERFORM A MANAGEMENT REVIEW OF THE
PARK PLACE APARTMENT PROPERTY.
2. ANNUALLY PERFORM A PHYSICAL INSPECTION OF 100% OF THE 71
APARTMENTS AT PARK PLACE APARTMENTS.
3. MONTHLY REVIEW ALL REQUESTS FOR RENTAL ASSISTANCE
PAYMENTS AND ISSUE SUBSIDY PAYMENT TO PARK PLACE
APARTMENTS.
4. ENSURE TO THE BEST OF THE PHA'S ABILITY, THAT THE
MANAGEMENT OF PARK PLACE APARTMENTS IS IN ACCORDANCE WITH
HUD HANDBOOK 4350.3 OCCUPANCY REQUIREMENT OF SUBSIDIZED
MULTIFAMILY HOUSING PROGRAMS.

PROGRESS REPORT YEAR NO. 4 (CFP 2004): The Authority performed a
management review at Park Place Apartments in November 2004. All
monthly requests for rental were reviewed and a subsidy checks were issued
not later than the 10th of the month. The Authority is attempting to reduce the
time for issuance of the subsidy check to not later than the 3rd of the month.

PROGRESS REPORT YEAR NO. 5 (CFP 2005): The Authority still has this
contractual arrangement for Park Place Apartments.

GOAL EIGHT

COMPLETE ALL REQUIREMENTS OF THE CIVIL RIGHTS COMPLIANCE REVIEW AND 504 GUIDELINES AS ESTABLISHED IN THE PLAN OF ACTION NO LATER THAN DECEMBER 31, 2007.

OBJECTIVES:

1. COMPLETE ALL ADA RAMPING REQUIREMENTS, DOOR CLOSURE REQUIREMENTS, DOOR HARDWARE REPLACEMENT, PIPE INSULATION, HANDRAIL INSTALLATION, SIGNAGE, ACCESSIBLE ROUTES, LIGHTS WITH CONTROL HEIGHTS CORRECTED AND KITCHEN CABINETS NOT LATER THAN DECEMBER 31, 2006

PROGRESS REPORT YEAR NO. 5 (CFP 2005): The Authority completed a Design contract for and successfully awarded a construction contract for "ADA Modifications – Various Properties" in August 2005. Work covered by this contract included removing non-ADA-compliance ramps and installing new ramps; new parking spaces for Handicap Parking at both Eastwood Gardens and Mountainview Towers; complete remodeling of the Mountainview Towers kitchen to be ADA compliant with all new appliances and flooring; new automatic-opening doors at the Community Center at 800 Spring Street, and replacement of identified light controls to be ADA compliant.

2. RENOVATE MANAGEMENT AND MAINTENANCE BUILDING TO COMPLY WITH ADA ACCESSIBILITY REQUIREMENTS BY DECEMBER 31, 2007 TO INCLUDE: HANDICAP ACCESSIBLE BATHROOMS AND HANDICAP ACCESSIBLE ENTRYWAYS ON THE FIRST AND SECOND FLOORS

PROGRESS REPORT YEAR NO. 5 (CFP 2005): None of these modifications have been performed, but the Authority has a design contract underway for these modifications. The preliminary design has resulted in a plan that will require more extensive modifications to the existing building and additional construction that was originally planned. This will result in a construction cost that will require a construction loan to be paid out over a period of approximately 10 years. The construction contract will not be awarded before July 2006.

GOAL NINE

RENOVATE AND CONSTRUCT AN ADDITION TO THE MANAGEMENT AND MAINTENANCE BUILDING

OBJECTIVES:

1. PROVIDE ADDITIONAL STAFF OFFICE SPACE

PROGRESS REPORT YEAR NO. 5 (CFP 2005): The preliminary design has resulted in a plan that will require extensive demolition to the existing building and additional construction greater than originally planned. This new construction will provide additional office space for staff. The construction contract will not be awarded before July 2006.

2. PROVIDE RECORDS SECURITY AREA

PROGRESS REPORT YEAR NO. 5 (CFP 2005): The preliminary design has resulted in a plan that will require extensive demolition to the existing building and additional construction greater than was originally planned. This new construction will provide a secure Records Storage area.

3. PROVIDE A BOARD ROOM

PROGRESS REPORT YEAR NO. 4 (CFP 2004): The preliminary design has resulted in a plan that will require extensive demolition to the existing building and additional construction greater than was originally planned. This new construction will result in a Boardroom large enough for regular Board meetings, as well as other larger meetings that the Authority now holds in the Mountainview Towers stage room.

4. PROVIDE A MAINTENANCE OFFICE AND A SECURE MATERIAL SUPPLY STORAGE AREA

PROGRESS REPORT YEAR NO. 5 (CFP 2005): The preliminary design has resulted in a plan that will require extensive demolition to the existing building and additional construction greater than was originally planned. This new construction will provide more Maintenance Department office space, as well as a larger and more secure material supply storage area.

GOAL TEN

PURSUE AN ACTIVE AND RESULTS ORIENTED HOMEOWNERSHIP PROGRAM

OBJECTIVES:

1. INCREASE THE FSS (FAMILY SELF-SUFFICIENCY PROGRAM) FROM 25 TO 50 PARTICIPANTS BY JULY 1, 2006

PROGRESS REPORT YEAR NO. 5 (CFP 2005): Since the Authority received no FSS funds this year, no progress was made.

2. ESTABLISH A COOPERATIVE WORKING RELATIONSHIP WITH A

HOMEOWNERSHIP / CREDIT COUNSELING AGENCY THROUGH AN
EFFECTIVE MEMORANDUM OF UNDERSTANDING BY JUNE 30, 2005_

PROGRESS REPORT YEAR NO. 5 (CFP 2005): This objective was not accomplished due to lack of a satisfactory agreement between the Authority and a Credit Counseling Agency.

3. IDENTIFY A MINIMUM OF THREE (3) SECTION 8 PROGRAM PARTICIPANTS WHO ARE OR COULD BE ELIGIBLE TO PURCHASE A HOME BY JUNE 30, 2005

PROGRESS REPORT YEAR NO. 5 (CFP 2005): This objective was not accomplished based on above reason.

4. IDENTIFY A FINANCIAL INSTITUTION WHO WILL PARTNER WITH THE PHA TO MAKE LOANS TO SECTION 8 PROGRAM PARTICIPANTS BY JUNE 30, 2005

PROGRESS REPORT YEAR NO. 5 (CFP 2005): This objective was not accomplished based on above information.

5. DETERMINE AT LEAST ONE VIABLE SOURCE OF DOWNPAYMENT ASSISTANCE BY JUNE 30, 2005

PROGRESS REPORT YEAR NO. 5 (CFP 2005): This objective was not accomplished based on above information.

6. CLOSE A MINIMUM OF ONE (1) SECTION 8 HOMEOWNERSHIP LOAN BY SEPTEMBER 30, 2005

PROGRESS REPORT YEAR NO. 4 (CFP 2004): This objective was not accomplished based on above information.

GOAL ELEVEN

PROVIDE ADDITIONAL AFFORDABLE HOUSING TO THE RESIDENTS OF HOT SPRINGS AND GARLAND COUNTY

OBJECTIVES:

1. CONTINUE TO CONSTRUCT PHA OWNED SECTION 8 RENTAL PROPERTY EXPENDING FUNDS GENERATED FROM SECTION 8 ADMINISTRATION RESERVES AND RENTS FROM EXISTING PHA OWNED

SECTION 8 RENTAL PROPERTIES

PROGRESS REPORT YEAR NO's. 4 THROUGH 5 (CFP 2004 - 2005): The Authority did not generate enough revenue to design or construct any additional PHA owned Section 8 housing. It should be noted that the Authority purchased two lots behind the newly built duplex at 166 W. St. Louis Street for future construction.

2. ESTABLISH A 501C3 NON-PROFIT CORPORATION FOR THE DEVELOPMENT OF ADDITIONAL AFFORDABLE HOUSING

PROGRESS REPORT YEAR NO's. 4 THROUGH 5 (CFP 2004 - 2005): This was not accomplished due to the lack of adequate revenue to fund new construction.

3. DEVELOP A PROPERTY FOR ELDERLY PERSONS

PROGRESS REPORT YEAR NO's. 4 THROUGH 5 (CFP 2004 - 2005): This was not accomplished due to the lack of adequate revenue to fund new construction.

##

GOALS AND OBJECTIVES

FIVE YEAR PLAN 2006 - 2010

GOAL ONE

ACHIEVE HIGH PERFORMER DESIGNATION ON ALL ANNUAL MANAGEMENT ASSESSMENT EVALUATIONS

OBJECTIVES:

1. SCORE 90% OR ABOVE ON THE ANNUAL PHAS MANAGEMENT REPORT
2. SCORE 90% OR ABOVE ON THE ANNUAL SEMAP – SECTION 8 MANAGEMENT ASSESSMENT PROGRAM

GOAL TWO

CONTINUE TO IMPROVE THE PHYSICAL QUALITY OF THE EXISTING HOUSING PROPERTY

OBJECTIVES:

1. REPLACE KITCHEN CABINETS IN ALL FAMILY UNITS THAT DO NOT HAVE NEW CABINETS NOT LATER THAN DECEMBER 31, 2008.
2. REMOVE ALL WOODEN FENCES IN EASTWOOD GARDENS FAMILY UNITS AND INSTALL IRON FENCING BY DECEMBER 31, 2007.

GOAL THREE

COMPLETE ALL REQUIREMENTS OF THE CIVIL RIGHTS COMPLIANCE REVIEW AND 504 GUIDELINES AS ESTABLISHED IN THE PLAN OF ACTION NO LATER THAN 12-31-2007.

OBJECTIVES:

1. COMPLETE ALL ADA RAMPING REQUIREMENTS, DOOR CLOSURE REQUIREMENTS, DOOR HARDWARE REPLACEMENT, PIPE INSULATION, HANDRAIL INSTALLATION, SIGNAGE, ACCESSIBLE ROUTES, LIGHTS WITH CONTROL HEIGHTS CORRECTED AND KITCHEN CABINETS TO EXISITNG

BUILDINGS COVERED BY VOLUNTARY COMPLIANCE
AGREEMENT NOT LATER THAN DECEMBER 31, 2006

2. RENOVATE MANAGEMENT AND MAINTENANCE BUILDING TO COMPLY WITH ADA ACCESSIBILITY REQUIREMENTS COVERED BY VOLUNTARY COMPLIANCE AGREEMENT NOT LATER THAN DECEMBER 31, 2007, TO INCLUDE HANDICAP ACCESSIBLE BATHROOMS, AND HANDICAP ACCESSIBLE ENTRYWAYS ON THE FIRST AND SECOND FLOORS

GOAL FOUR

RENOVATE AND CONSTRUCT AN ADDITION TO THE MANAGEMENT AND MAINTENANCE BUILDING

OBJECTIVES:

1. PROVIDE ADDITIONAL STAFF OFFICE SPACE
2. PROVIDE RECORDS SECURITY AREA
3. PROVIDE A BOARD ROOM
4. PROVIDE A MAINTENANCE OFFICE AND A SECURE MATERIAL SUPPLY STORAGE AREA

GOAL FIVE

PROVIDE ADDITIONAL AFFORDABLE HOUSING TO THE RESIDENTS OF HOT SPRINGS AND GARLAND COUNTY

OBJECTIVES:

1. CONTINUE TO CONSTRUCT PHA OWNED SECTION 8 RENTAL PROPERTY EXPENDING FUNDS GENERATED FROM SECTION 8 ADMINISTRATION RESERVES AND RENTS FROM EXISTING PHA OWNED SECTION 8 RENTAL PROPERTIES
2. ESTABLISH A 501C3 NON-PROFIT CORPORATION FOR THE DEVELOPMENT OF ADDITIONAL AFFORDABLE HOUSING
3. DEVELOP A PROPERTY FOR ELDERLY PERSONS

GOAL SIX

PROVIDE ON-SITE POLICE OFFICER OFFICE SPACE INSIDE THE EXISTING COMMUNITY CENTERS AT EASTWOOD GARDENS TO PROVIDE ADDITIONAL PRESENCE AND MAKE AVAILABLE MORE HOUSING UNITS FOR TENANT USE

OBJECTIVES:

1. INCORPORATE THE POLICE SUBSTATION IN THE COMMUNITY CENTER AT 800 SPRING STREET BY JULY 1, 2006
2. INCORPORATE POLICE SUBSTATION IN THE COMMUNITY CENTER AT 1010 ILLINOIS STREET BY JULY 1, 2007

GOAL SEVEN

PROVIDE LOCATION FOR ON-SITE PRE-SCHOOL ACTIVITIES FOR TENANT SCHOOL AGE CHILDREN AT EASTWOOD GARDENS COMMUNITY CENTERS

OBJECTIVES:

1. PARTNER WITH CHURCH GROUPS AND OTHER COMMUNITY AGENCIES TO PROVIDE TEACHERS AND STAFF AT COMMUNITY CENTER AT 800 SPRING STREET SEPTEMBER 1, 2006
2. PARTNER WITH CHURCH GROUPS AND OTHER COMMUNITY AGENCIES TO PROVIDE TEACHERS AND STAFF AT COMMUNITY CENTER AT 1010 ILLINOIS STREET BY SEPTEMBER 1, 2007

##

Annual PHA Plan
PHA Fiscal Year 2005
[24 CFR Part 903.12]

i. Annual Plan Type:

Standard Plan

Streamlined Plan:

- High Performing PHA**
- Small Agency (<250 Public Housing Units)**

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.12 (b), 24 CFR 903.7(r)]

EXECUTIVE SUMMARY

Major personnel changes occurred in the past year at the Hot Springs Housing Authority, including the hiring of a new Executive Director, a new Capital Fund Program Coordinator, and a new Section 8 Program Manager.

The 2005 PHAS score for the Authority was 77b, resulting in the loss of the high performance designation. A *reclama* to the score was made, but the final number is not known at this time. The Authority, however, is committed to improve in all areas to assure this score is higher next year.

The 2005 SEMAP score for the housing authority was 100%. The Authority completed construction of a Section 8 duplex on W. St. Louis Street in Hot Springs. The duplex was funded through Section 8 administrative reserves and rental receipts from five (5) other Authority owned section 8 rental properties.

The Authority continued to obligate and expend capital funds in a timely manner in order to improve the physical condition of the property. All funds in CFP 2003 through CFP 2004 are obligated, with over half of the CFP 2005 funds obligated. Expenditure of these funds will result in the completion of a major electrical upgrade in the Mountainview Towers 120 - unit elderly and disabled building; the ADA-compliance of all tenant occupied properties and community centers identified in the Voluntary Cooperation Agreement; and the design and construction of the renovation/expansion of the Management and Maintenance building for ADA compliance under the same voluntary compliance agreement.

The renovation and expansion of the Management and Maintenance building offers the opportunity for the Authority to upgrade the 40-year old structure and furnishings, along with the 10-year old computer network, to modern-day standards. This work cannot be completed within one fiscal year, so the Authority will assume a construction loan over a period of 10 years to allow other work of the Authority to continue and still provide updated facilities for the staff of the authority. In the end, this upgrade/expansion will result in better service to our tenants -- and community we serve.

##

iii. Annual Plan Table of Contents

[24 CFR Part 903.12(b)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

Table of Contents

Page #

Annual Plan

- i. Executive Summary
- ii. Table of Contents
 - 1. Housing Needs
 - 2. Financial Resources
 - 3. Policies on Eligibility, Selection and Admissions
 - 4. Rent Determination Policies
 - 5. Capital Improvements Needs
 - 6. Demolition and Disposition
 - 7. Homeownership
 - 8. Civil Rights Certifications (included with PHA Plan Certifications)
 - 9. Other Information (criteria for significant deviations/substantial modifications, progress in meeting 5-year goals)
 - 10. Project Based Voucher Program

Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- Admissions Policy for Deconcentration
- X FY 2005 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- X PHA Management Organizational Chart
- X FY 2006 Capital Fund Program 5-Year Action Plan
- X Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

Supporting Documents Available for Review

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs of families on the PHA's public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income	Annual Plan:

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the <i>2/18/99 Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers in Public Housing <input type="checkbox"/> check here if included in the public housing A&O Policy	
	Public housing rent determination policies, including the methodology for setting public housing flat rents X check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Schedule of flat rents offered at each public housing development X check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies X Check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more	Annual Plan:

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program X check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.12 (b), 903.7(a)]

A. Housing Needs of Families on the Public Housing and Section 8 Tenant-Based Assistance Waiting Lists

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	197		
Extremely low income <=30% AMI	159	81%	
Very low income (>30% but <=50% AMI)	36	18%	
Low income (>50% but <80% AMI)	5	3%	
Families with children	61	31%	
Elderly families	2	1%	
Families with Disabilities	24	12%	
Race/ethnicity W/NH	91	46%	
Race/ethnicity W/h	4	2%	
Race/ethnicity B/nh	102	52%	
Race/ethnicity INDIAN OR NH	0	0%	
/race/ethnicity ASIAN/NH	0	0%	
Characteristics by Bedroom Size (Public Housing Only)			

Housing Needs of Families on the Waiting List			
1BR	162	81%	
2 BR	31	16%	
3 BR	5	2%	
4 BR	2	1%	
5 BR	0	0%	
5+ BR	0	0%	
Is the waiting list closed (select one)? X No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
X Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	254		
Extremely low income <=30% AMI	209	82%	
Very low income (>30% but <=50% AMI)	45	18%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	1	<1%	
Elderly families	0	0%	
Families with Disabilities	0	0%	
Race/ethnicity W/NH	125	49%	

Housing Needs of Families on the Waiting List			
Race/ethnicity W/h	4	2%	
Race/ethnicity B/nh	124	49%	
Race/ethnicity INDIAN OR NH	1	<1%	
Race/ethnicity ASIAN/NH	0	0%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			

B. Strategy for Addressing Needs

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

- X Employ effective maintenance and management policies to minimize the number of public housing units off-line
- X Reduce turnover time for vacated public housing units
- X Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- X Maintain or increase Section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- X Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- X Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- X Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- X Participate in the Consolidated Plan development process to ensure coordination with broader community strategies

Strategy 2: Increase the number of affordable housing units by:

- X Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

- X Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- X Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

- Seek designation of public housing for the elderly
- X Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

- Seek designation of public housing for families with disabilities
- X Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- X Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.12 (b), 903.7 (c)]

Financial Resources: Planned Sources and Uses For 2006		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2006 grants)		
a) Public Housing Operating Fund	690,595	
b) Public Housing Capital Fund	550,000	
c) HOPE VI Revitalization	-0-	
d) HOPE VI Demolition	-0-	
e) Annual Contributions for Section 8 Tenant-Based Assistance	2,896,776	HAP ADMIN. EXPENSES
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	-0-	
g) Resident Opportunity and Self-Sufficiency Grants	-0-	
h) Community Development Block Grant	-0-	
i) HOME	-0-	
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
2003 CFP		All Obligated
2003 CFP Bonus		All Obligated
2004 CFP		All Obligated
2005 CFP	257,813	Unobligated thru 31 March 2006
3. Public Housing Dwelling Rental Income	580,865	PHA OPERATIONS
4. Other income (list below)		
LOW INCOME RESERVE	396,141	PHA OPERATIONS
VOUCHER RESERVE	97,753	
4. Non-federal sources (list below)	-0-	
Total Resources	5,469,943	

Financial Resources: Planned Sources and Uses For 2006		
Sources	Planned \$	Planned Uses

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.12 (b), 903.7 (b)]

A. Public Housing

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- X Other: AT TIME OF APPLICATION AND TIME OF ADMISSION

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- X Criminal or Drug-related activity
- X Rental history
- X Housekeeping
- X Other: PRIOR LANDLORD

c.X Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. Yes X No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e.X Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- X Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
 PHA development site management office
 Other (list below)

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3)**

Assignment

1. How many site-based waiting lists will the PHA operate in the coming year?

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously- HUD-approved site based waiting list plan)?
If yes, how many lists?

3. Yes No: May families be on more than one list simultaneously
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
 All PHA development management offices
 Management offices at developments with site-based waiting lists
 At the development to which they would like to apply
 Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list?

- One
 Two
 Three or More

b.X Yes No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

X Yes No: Does the PHA plan to exceed the federal targeting requirements

by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a

“1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

Date and Time

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income-targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing

- X The PHA-resident lease
- X The PHA’s Admissions and (Continued) Occupancy policy
- X PHA briefing seminars or written materials

b. How often must residents notify the PHA of changes in family composition?

- X At an annual reexamination and lease renewal
- X Any time family composition changes
- X At family request for revision

(6) Deconcentration and Income Mixing

a. Yes X No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. Yes X No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- Adoption of site-based waiting lists
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- Other (list policies and developments targeted below)

d. Yes X No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income mixing
- Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
 List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
 List (any applicable) developments below:

B. Section 8

Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- X Criminal or drug-related activity only to the extent required by law or regulation
 Criminal and drug-related activity, more extensively than required by law or regulation
 More general screening than criminal and drug-related activity (list factors below)
 Other (list below)

b.X Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. Yes X No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d.X Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- Criminal or drug-related activity
X Other: Contact with past two landlords ; previous rental history; complaints on file

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- X None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- X PHA main administrative office

(3) Search Time

a. X Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?

If Yes, state circumstances: Extensions are granted if an applicant can show they have been actively looking for a unit, or a unit has failed and in the process of being repaired to meet standards.

(4) Admissions Preferences

a. Income targeting

Yes X No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. Yes X No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

1. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness

- High rent burden (rent is > 50 percent of income)
- Other preferences (select all that apply)
- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application
 Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

- This preference has previously been reviewed and approved by HUD
 The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
 Not applicable: the pool of applicant families ensures that the PHA will meet income-targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
 Briefing sessions and written materials
 Other: Nan McKay briefing movie for Section 8 program

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- Through published notices
 Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7(d)]

A. Public Housing

(1) Income Based Rent Policies

a. Use of discretionary policies: (select one)

- X The PHA will not employ any discretionary rent-setting policies for income-based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- The PHA employs discretionary policies for determining income-based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
 \$1-\$25
X \$26-\$50

2.X Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

c. Rents set at less than 30% than adjusted income

1. Yes X No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

X For the earned income of a previously unemployed household member

X For increases in earned income

Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- Yes for all developments
- Yes but only for some developments
- X No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs

- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option

- X Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____

- g. Yes X No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)
- X The section 8 rent reasonableness study of comparable housing
 - X Survey of rents listed in local newspaper
 - X Survey of similar unassisted units in the neighborhood
 - Other (list/describe below)

B. Section 8 Tenant-Based Assistance

(1) Payment Standards

- a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- X 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

- b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- X FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or sub market
- X Other (list below) PHA'S CONCERN THAT ADEQUATE FUNDING WOULD NOT BE AVAILABLE

- c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or sub market
- To increase housing options for families

Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

X Annually

Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

X Success rates of assisted families

X Rent burdens of assisted families

X Other (list below)

EFFECT OF 40% OF ADJUSTED INCOME CAP

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent?

\$0

\$1-\$25

X \$26-\$50

b. Yes X No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Capital Improvement Needs

[24 CFR Part 903.7 (g)]

A. Capital Fund Activities

Capital Fund Program

A. X Yes No: Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year CFP 2006)? \$550,000 Estimated

C. X Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of this component. If no, skip to next component.

- D. Yes No Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).
The PHA proposes to borrow for a construction loan over 10 years. Details are shown in the Five-Year Plan. Separate HUD approval will be obtained before the loan is received.

E. Capital Fund Program Grant Submissions

(1) Capital Fund Program 5-Year Action Plan

The Capital Fund Program 5-Year Action Plan for the Years 2006 through 2010 is provided as Attachment 10.

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement for 2006 is provided as Attachment 9.

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

- Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan

underway

- Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:
- Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
- Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

6. Demolition and Disposition

[24 CFR Part 903.7 (h)]

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

- Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description
1a. Development name: 1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected: 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:

<p>a. Actual or projected start date of activity:</p> <p>b. Projected end date of activity:</p>

7. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 (k)]

A. Public Housing

1. Yes X No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
<p>1a. Development name:</p> <p>1b. Development (project) number:</p>
<p>2. Federal Program authority:</p> <p><input type="checkbox"/> HOPE I</p> <p><input type="checkbox"/> 5(h)</p> <p><input type="checkbox"/> Turnkey III</p> <p><input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)</p>
<p>3. Application status: (select one)</p> <p><input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program</p> <p><input type="checkbox"/> Submitted, pending approval</p> <p><input type="checkbox"/> Planned application</p>
<p>4. Date Homeownership Plan/Program approved, submitted, or planned for submission: <u>(DD/MM/YYYY)</u></p>
<p>5. Number of units affected:</p> <p>6. Coverage of action: (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input type="checkbox"/> Total development</p>

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to component 12)

2. Program Description:

a. Size of Program

- Yes No: Will the PHA limit the number of families participating in the section 8 homeownership option? If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants
 26 - 50 participants
 51 to 100 participants
 more than 100 participants

b. PHA-established eligibility criteria

- Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?
If yes, list criteria below:

8. Civil Rights Certifications

[24 CFR Part 903.12 (b), 903.7 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

9. Additional Information

[24 CFR Part 903.12 (b), 903.7 (r)]

A. PHA Progress in Meeting the Mission and Goals Described in the 5-Year Plan

B. Criteria for Substantial Deviations and Significant Amendments

C. Other Information

[24 CFR Part 903.13]

A. Resident Advisory Board Recommendations

1.X Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

X Attached at Attachment (File name)

Provided below:

3. In what manner did the PHA address those comments? (select all that apply)

X Considered comments, but determined that no changes to the PHA Plan were necessary.

The PHA changed portions of the PHA Plan in response to comments
List changes below:

B. Description of Election Process for Residents on the PHA Board

1. Yes X No: Does the PHA meet the exemption criteria provided in section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2.X Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

X Candidates were nominated by resident and assisted family organizations

Candidates could be nominated by any adult recipient of PHA assistance

Self-nomination: Candidates registered with the PHA and requested a place on ballot

Other: (describe)

b. Eligible candidates: (select one)

Any recipient of PHA assistance

Any head of household receiving PHA assistance

X Any adult recipient of PHA assistance

Any adult member of a resident or assisted family organization

Other (list)

c. Eligible voters: (select all that apply)

All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)

- Representatives of all PHA resident and assisted family organizations
- Other (list)

C. Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

1. Consolidated Plan jurisdiction: (provide name here)
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
 - X The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
 - The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
 - The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
 - Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
2. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

10. Project-Based Voucher Program (if applicable)

If the PHA plans to use the project-based voucher program, provide a statement of the projected number of project-based units and general locations, and how project basing would be consistent with its PHA Plan.

End of Text

Attachments

1. ar031a01
RESIDENT ADVISORY BOARD MEETING
2. ar031b01
HOT SPRINGS HOUSING AUTHORITY ADVISORY BOARD MEMBERS
3. ar031c01
HOT SPRINGS HOUSING AUTHORITY PUBLIC HEARING
4. ar031d01
ANNUAL STATEMENT/PERFORMANCE & EVALUATION REPORT
PART 1: SUMMARY CFP 2002
5. ar031e01
ANNUAL STATEMENT/PERFORMANCE & EVALUATION REPORT
PART 1: SUMMARY CFP 2003
6. ar031f01
ANNUAL STATEMENT/PERFORMANCE & EVALUATION REPORT
PART 1: SUMMARY 2003 CFP BONUS FUND
7. ar031g01
ANNUAL STATEMENT/PERFORMANCE & EVALUATION REPORT
PART 1: SUMMARY CFP 2004
8. ar031h01
ANNUAL STATEMENT/PERFORMANCE & EVALUATION REPORT
PART's 1, 2 and 3: CFP 2005
9. ar031i01
ANNUAL STATEMENT/PERFORMANCE & EVALUATION REPORT
PART 's1, 2, and 3: CFP 2006
10. ar031j01
FIVE-YEAR PLAN
PART 's1, 2, and 3: CFP 2006 THROUGH 2010
11. ar031k01
HOT SPRINGS HOUSING AUTHORITY ORGANIZATIONAL CHART
12. ar031l01
2005 RESIDENT ASSESSMENT FOLLOW UP PLAN
13. ar031m01
RESIDENT MEMBERSHIP ON THE PHA GOVERNING BOARD

ATTACHMENT 1
ar031a01
MINUTES OF
RESIDENT COUNCIL PUBLIC REVIEW
OF
HOT SPRINGS HOUSING AUTHORITY
FIVE YEAR PLAN: 2006 THROUGH 2010

March 8, 2006

A public review of the Hot Springs Housing Authority (HSHA) Five Year Plan was held on March 8, 2006, at the West Conference Board Room of Mountainview Towers, 100 Highrise Circle, from 3:30 pm to 4:00 pm. Letters of invitation were sent to all Presidents and Vice-Presidents of the three Resident Councils on February 24, 2006.

The meeting began promptly at 3:30 pm, with Jerry McCrory, Capital Fund Coordinator, chairing the meeting. Also attending the meeting were Jane Ury and Dawn Waddle of the Authority staff, and L.J. Bonnette of the Mountainview Towers Resident Council.

Mr. McCrory distributed a handout [which covered a summary of the ongoing work with Capital Fund Program (CFP) funds for 2003, 2004, and 2005, as well as projections of work to be performed with 2006 funds. Also, a list of needed work for the years 2007 through 2010 was included. Mr. McCrory briefly went over the handout, noting the work that had been performed and/or underway with the CFP 2003 through 2005 funds.

For the CFP 2006, and beyond, the discussion was opened to all attendees for input. Following are items that were mentioned for possible inclusion in the out-year funding:

- Mountainview Towers:
 - CONCERN: Residents would like concrete picnic tables at Northeast end of building
 - RESPONSE: This would be added as a component of the planned Patio Replacement expenditures in CFP 2006.

 - CONCERN: More handicap parking spaces for persons in "walkers"
 - RESPONSE: It was noted there was currently over 10 spaces designated as Handicap Parking. However, this item will be added to the final CFP 2006 list of work.

 - CONCERN: New floors in apartments
 - RESPONSE: It was noted that this item would be considered in

the final CFP 2006 program. It was noted that this item would be given equal consideration as the renovation of the apartments in Eastwood Gardens were continually updated.

- CONCERN: Cleaning of lint and dust from along-the-wall heating units
- RESPONSE: It was noted this concern would be passed along to the Maintenance Department, since this was more appropriate.

- Eastwood Gardens:
 - CONCERN: Need vent fans for all kitchens
 - REESPONSE: It was noted that the apartment being totally renovated at 115 Wade Street, Apt #10, was having a vent hood fan installed. Any future renovations of apartments will include a vent hood fan.

With no further discussion, the meeting was concluded at 4:00 pm. Mr. McCrory stated a copy of the handout would be made available for resident review at the three site managers' offices. Also, a formal public meeting would be held in mid-April before formal submission of the Five Year Plan to HUD.

JERRY A. MCCRORY
Capital Fund Program Coordinator

##

ATTACHMENT 2
ar031b01
ADVISORY BOARD MEMBERS

L.J. Bonnette
100 HIGHRISE CIRCLE, # 9-12
HOT SPRINGS, AR 71901

Mary Bonnette
100 HIGHRISE CIRCLE, # 9-12
HOT SPRINGS, AR 71901

Cathryn Threadgill
301 AUTUMN, #6
HOT SPRINGS, AR 71901

Tomeka Mathis
100 OMEGA, #10
HOT SPRINGS, AR 71901

Phillip Pratt
1000 ILLINOIS STREET, # 7
HOT SPRINGS, AR 71901

HAROLD MC DANIEL
124 DRAWER # D
HOT SPRINGS, AR 71913

ATTACHMENT 3
ar031c01
PUBLIC HEARING
FOR
HOT SPRINGS HOUSING AUTHORITY
2006 ANNUAL PLAN
APRIL 11, 2006

A public hearing was held Tuesday, April 11, 2006 at 5:00 p.m. at the Hot Springs Housing Authority Mountainview Towers building, 110 Highrise Circle, Hot Springs, Arkansas.

Congress approved the Quality Housing Work Responsibility Act of 1998 that requires every housing authority to establish a capital fund program. The Housing Authority met with the Resident Advisory Board on March 3, 2005 to discuss possible future improvements. A public hearing has to be held annually to hear public input for possible capital fund improvements.

A total of nine persons were present for the meeting. Mr. de Prez, Executive Director, chaired the meeting. After greeting the crowd, Mr. de Prez turned the meeting over to Jerry McCrory, Capital Fund Program Coordinator.

Mr. McCrory distributed a handout that contained an agenda, and a description of the accomplishments for each of the active funding years – CFP 2003, 2003 Bonus, 2004, and 2005. He noted that extensive work had been performed at both of the developments at Eastwood Gardens, as well as at Mountainview Towers. Of particular interest was the ongoing construction contract to correct deficiencies in the Authority's ADA compliance.

- Work items in this category included renovation of an apartment in Eastwood Gardens to be completely ADA compliant, with accompanying handicap parking spaces, ramps and railings, and central heat and air.
- Also, ADA compliancy work was performed at Mountainview Towers in the form of a new parking lot, with a level parking area, striping, new signs, and underground drainage.
- Other ADA work at Mountainview Towers included a complete renovation of the kitchen, including all new appliances, cabinets, and fixtures.
- A major expenditure was made to provide all new commercial-grade washers and dryers for the Mountainview Towers laundry room.
- Another significant work item was the renovation and ADA-compliant work at the Community Center at 800 Spring Street. Handicap parking spaces, striping, and ramps have been constructed, along with automatic opening glass doors to the entrance. Inside, the building is being renovated to provide updated storage space for the Site Manager, as well as office

- space for the Police Substation. Also, two ADA-compliant restrooms are being constructed.
- Particular note was made of the Architectural Design and proposed renovation/expansion of the Management and Maintenance Building. It was noted this structure has reached its capacity in terms of work space, and also it was included in the Voluntary ADA Compliance Agreement. In order to accommodate both a need for more work space, and to make the building ADA-compliant, the existing building is to be renovated, which a new addition built. This cost would exceed the Authority's ability to finance in one year, so a construction loan will be secured with mortgage payments over a 10 year period. In this way, other needed work for the Authority developments can continue at the same time the Management and Maintenance building is being upgraded.
 - Also included in this renovation taking place immediately is an upgrade of the phone system and computer network.

Mr. McCrory then moved in the unknown portion of the budget – CFP 2006 through 2010. He noted that the funding range was estimated to be about \$550,000, based on historical trends, but the actual number would not be known until funding was released later this year. The out years from 2007 through 2010 were roughly estimated to be in this range, but the same caveats applied.

- Work items planned for these out-years include new kitchen cabinets in Eastwood Gardens, along with site improvements to the grounds.
- Other work at Eastwood Gardens included renovation of the Community Center at 1010 Illinois Street.
- Other work plan includes continuation of replacement of wooden railings with metal railings at Eastwood Gardens.
- Future work at Mountainview Towers includes replacement of the back patio and correction of the tree-root problem, and a "face-lift" for the first floor. Other work planned for Mountainview Towers consists of replacement of kitchen cabinets, painting of apartments, and new floors in apartments.
- Mr. McCrory noted that the Capital Fund program also funds computer and software maintenance, site police protection, applicant checks, engineer and architect fees, and the CFP Coordinator salary.

Several comments, concerns, and questions were received after Mr. McCrory's presentation. The concerns and the Authority responses are as follows.

- Mountainview Towers:
 - CONCERN: Residents would like new kitchen cabinets, and the apartments painted.
 - RESPONSE: The primary emphasis of kitchen cabinet replacement has been at Eastwood Garden, but the same work at Mountainview Towers would be worked into the future budgets as funds allowed.

- CONCERN: Completion of work on security camera in elevators.
 - RESPONSE: The work has not been completed, but more emphasis will be put on completing this important safety feature.

 - CONCERN: Replacement of first floor carpet in Mountainview Towers with ceramic tile for ease of cleaning.
 - RESPONSE: It was noted that this item would be considered in the previously mentioned “face-lift.”

 - CONCERN: Apartments are too small.
 - RESPONSE: It was noted there was a range of apartment sizes, and tenants should request to be moved to a larger apartment, subject to availability. It was noted there are no plans to combine any apartments to make larger units, as this would decrease the number of apartments available.
- Eastwood Gardens:
 - CONCERN: Need vent fans for all kitchens
 - REESPONSE: It was noted that the apartment being totally renovated at 115 Wade Street, Apt #10, was having a vent hood fan installed. Any future renovations of apartments will include a vent hood fan.

Mr. de Prez stated that in the absence of any further questions, the meeting was concluded. He thanked the persons for attendance, and noted that a wider distribution of the meeting notice would be made next year.

Joseph de Prez, Executive Director

Ar031d01

CAPITAL FUND PROGRAM TABLES

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: HOUSING AUTHORITY OF THE CITY OF HOT SPRINGS		Grant Type and Number Capital Fund Program Grant No: AR37P3150102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0.00	0.00	0.00	0.00
2	1406 Operations	53,010.00	29,975.52	29,975.52	29,975.52
3	1408 Management Improvements	0.00	23,525.72	23,525.72	23,525.72
4	1410 Administration	18,000.00	13,137.45	13,137.45	13,137.45
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	2,000.00	40,380.02	40,380.02	40,380.02
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	0.00	0.00	0.00	0.00
10	1460 Dwelling Structures	335,726.00	433,748.29	433,748.29	433,748.29
11	1465.1 Dwelling Equipment— Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	114,000.00	7,437.00	7,437.00	7,437.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: HOUSING AUTHORITY OF THE CITY OF HOT SPRINGS		Grant Type and Number Capital Fund Program Grant No: AR37P3150102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1501 Collateralization or Debt Service	0.00	0.00	0.00	0.00
20	1502 Contingency	5,468.00	0.00	0.00	0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	548,204.00	548,204.00	548,204.00	548,204.00
22	Amount of line 21 Related to LBP Activities	0.00	0.00		0.00
23	Amount of line 21 Related to Section 504 compliance	0.00	0.00		0.00
24	Amount of line 21 Related to Security – Soft Costs	8,263.46	8,263.46	8,263.46	8,263.46
25	Amount of Line 21 Related to Security – Hard Costs	0.00	0.00		0.00
26	Amount of line 21 Related to Energy Conservation Measures	76,157.00	76,157.00	76,157.00	76,157.00

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CAPITAL FUND PROGRAM TABLES**

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: HOUSING AUTHORITY OF THE CITY OF HOT SPRINGS		Grant Type and Number Capital Fund Program Grant No:AR37P3150103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement No. 16 X Performance and Evaluation Report for Period Ending 31 March 2006 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0.00	0.00	0.00	0.00
2	1406 Operations	16,000.00	0.00	0.00	0.00
3	1408 Management Improvements	97,000.00	96,551.12	96,551.12	96551.12
	1410 Administration	18,000.00	0.00	0.00	0.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	8,500.00	37,343.57	37,343.57	36,182.29
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	7,000.00	2,100.00	2,100.00	2,100.00
10	1460 Dwelling Structures	288816.00	313,228.31	313,228.31	313,228.31
11	1465.1 Dwelling Equipment— Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	3,000.00	1,832.00	1,832.00	1,832.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: HOUSING AUTHORITY OF THE CITY OF HOT SPRINGS		Grant Type and Number Capital Fund Program Grant No:AR37P3150103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement No. 16 X Performance and Evaluation Report for Period Ending 31 March 2006 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1501 Collaterization or Debt Service	0.00	0.00	0.00	0.00
20	1502 Contingency	12,739.00	0.00	0.00	0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	451,055.00	451,055.00	451,055.00	449,893.72
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00
23	Amount of line 21 Related to Section 504 compliance	0.00	45,105.60	45,105.60	43,944.32
24	Amount of line 21 Related to Security – Soft Costs	91,000.00	79,158.62	79,158.62	79,158.62
25	Amount of Line 21 Related to Security – Hard Costs	0.00	0.00	0.00	0.00
26	Amount of line 21 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00

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CAPITAL FUND PROGRAM TABLES

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: HOUSING AUTHORITY OF THE CITY OF HOT SPRINGS		Grant Type and Number Capital Fund Program Grant No:AR37P3150103 Replacement Housing Factor Grant No: BONUS FUND			Federal FY of Grant: 2003
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 11 <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending 31 March 2006 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0.00	0.00	0.00	0.00
2	1406 Operations	0.00	0.00	0.00	0.00
3	1408 Management Improvements	0.00	0.00	0.00	0.00
4	1410 Administration	0.00	0.00	0.00	0.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	7,480.0000	34,563.35	34,563.35	8,200.25
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	0.00	0.00	0.00	0.00
10	1460 Dwelling Structures	82,414.00	55,330.65	55,330.65	48,160.01
11	1465.1 Dwelling Equipment— Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	0.00		0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: HOUSING AUTHORITY OF THE CITY OF HOT SPRINGS		Grant Type and Number Capital Fund Program Grant No:AR37P3150103 Replacement Housing Factor Grant No: BONUS FUND			Federal FY of Grant: 2003
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 11 <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending 31 March 2006 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs		0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1501 Collaterization or Debt Service	0.00	0.00	0.00	0.00
20	1502 Contingency	0.00	0.00	0.00	0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	89,894.00	89,894.00	89,894.00	56,360.25
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00
23	Amount of line 21 Related to Section 504 compliance	89,894.00	89,894.00	89,894.00	56,360.25
24	Amount of line 21 Related to Security – Soft Costs	0.00	0.00	0.00	0.00
25	Amount of Line 21 Related to Security – Hard Costs	0.00	0.00	0.00	0.00
26	Amount of line 21 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00

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CAPITAL FUND PROGRAM TABLES

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: HOUSING AUTHORITY OF THE CITY OF HOT SPRINGS		Grant Type and Number Capital Fund Program Grant No: AR37P03150104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 13) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending 31 March 2006 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0.00	0.00	0.00	0.00
2	1406 Operations	8,755.00	8,821.70	8,821.70	7,725.00
3	1408 Management Improvements	85,000.00	88,495.00	88,495.00	83,909.32
	1410 Administration	18,000.00	15,000.00	15,000.00	15,000.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	6,300.00	6,782.15	6,782.15	6,782.15
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	18,000.00	48,265.00	48,265.00	47,940.00
10	1460 Dwelling Structures	315,740.00	308,347.88	308,347.88	250,317.09
11	1465.1 Dwelling Equipment— Nonexpendable	25,000.00	32,407.69	32,407.69	29,317.09
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	10,000.00	26,220.58	26,220.58	26,220.58
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
		Original	Revised	Obligated	Expended

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: HOUSING AUTHORITY OF THE CITY OF HOT SPRINGS		Grant Type and Number Capital Fund Program Grant No: AR37P03150104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 13) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending 31 March 2006 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1501 Collateralization or Debt Service	0.00	0.00	0.00	0.00
20	1502 Contingency	47,545.00	0.00	0.00	0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	534,340.00	534,340.00	534,340.00	467,211.23
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00
23	Amount of line 21 Related to Section 504 compliance	30,000.00	112,512.88	112,512.88	67,099.65
24	Amount of line 21 Related to Security – Soft Costs	70,000.00	70,000.00	70,000.00	68,148.56
25	Amount of Line 21 Related to Security – Hard Costs	0.00	0.00	0.00	0.00
26	Amount of line 21 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00

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CAPITAL FUND PROGRAM TABLES

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: HOUSING AUTHORITY OF THE CITY OF HOT SPRINGS		Grant Type and Number Capital Fund Program Grant No: AR37P3150105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 8) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending 2-28-2006 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0.00	0.00	0.00	0.00
2	1406 Operations	9,192.00	10,000.00	0.00	0.00
3	1408 Management Improvements	90,000.00	105,000.00	75,000.00	5,790.52
4	1410 Administration	18,000.00	18,000.00	0.00	0.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	0.00	112,000.00	100,000.00	0.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	0.00	0.00	0.00	0.00
10	1460 Dwelling Structures	10,000.00	106,877.00	12,875.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	370,000.00	150,000.00	0.00	0.00
13	1475 Nondwelling Equipment	10,000.000	57,000.00	25,000.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1501 Collaterization or Debt Service	0.00	0.00	0.00	0.00
20	1502 Contingency	66,685.00	15,000.00	0.00	0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	573,877.00	573,877.00	212,875.00	5,790.52
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: HOUSING AUTHORITY OF THE CITY OF HOT SPRINGS		Grant Type and Number Capital Fund Program Grant No: AR37P3150105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 8) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending 2-28-2006 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
23	Amount of line 21 Related to Section 504 compliance	380,000.00	195,000.00	0.00	0.00
24	Amount of line 21 Related to Security – Soft Costs	75,000.00	75,000.00	0.00	0.00
25	Amount of Line 21 Related to Security – Hard Costs	0.00	0.00		0.00
26	Amount of line 21 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: HOUSING AUTHORITY OF THE CITY OF HOT SPRINGS			Grant Type and Number Capital Fund Program Grant No: AR37P03150105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
AR31001 EASTWOOD GARDENS								
1	SITE IMPROVEMENT (SITE A)	1450	100%	0.00	0.00	0.00	0.00	
2	RENOVATION – COM CTRS (504)	1460	100%	0.00	40,000.00			
3	KITCHEN CAB – SITE B (30)	1460	20	0.00	40,000.00			
4	ROWHOUSE RAILINGS – SITE B	1460	100%	0.00	13,777.00	12,875.00		
5	TUB SURRND SITES B -(81)	1460	81	0.00	8,100.00			
	Subtotals			0.00	101,877.00	12,875.00	0.00	
AR31002 MOUNTAINVIEW TOWERS								
1	STAGE ROOM CABS (504)	1460	100%	10,000.00	5,000.00	0.00	0.00	
	Subtotals			10,000.00	5,000.00	0.00	0.00	

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: HOUSING AUTHORITY OF THE CITY OF HOT SPRINGS			Grant Type and Number Capital Fund Program Grant No: AR37P03150105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
AR31001 EASTWOOD GARDENS								
AR31002 MANAGEMENT AND MAINTENANCE BLDG								
1	BUILDING RENOVATION (504)	1470	1 BLDG	370,000.00	0.00			
2	BUILDING RENOVATION (504)							
	LOAN PAYMENT – YR 1 OF 10	1470	10%	0.00	150,000.00	0.00	0.00	
	SUBTOTALS			370,000.00	150,000.00	0.00	0.00	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
MANAGEMENT IMPROVEMENTS								
1	COMPUTER UPGRADE	1475	100%	10,000.00	25,000.00	25,000.00	0.00	
8	COMPUTER UPGRADE- SERVERS	1475	100%	00.00	20,000.00			
2	COMPUTER MAINTENANCE	1408	100%	15,000.00	10,000.00	0.00	0.00	
3	APPLICANT CHECK	1406	100%	9,192.00	10,000.00	0.00	0.00	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: HOUSING AUTHORITY OF THE CITY OF HOT SPRINGS		Grant Type and Number Capital Fund Program Grant No: AR37P03150105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
AR31001 EASTWOOD GARDENS								
4	TRAINING	1408	100%	0.00	20,000.00	0.00	0.00	
5	SITE SECURITY POLICE	1408	100%	75,000.00	75,000.00	75,000.00	5,790.52	
6	NEW VEHICLE-EXEC DIR	1475	100%	0.00	0.00			
7	INVENTORY BAR CODE SYSTEM	1475	100%	0.00	12,000.00			
	SUBTOTALS			109,192.00	172,000.00	100,000.00	5,790.52	

ADMINISTRATION								
1	CFP COORDINATOR	1410	100%	18,000.00	18,000.00			
2	FEES AND COSTS	1430	100%	0.00	2,000.00			
3	ARCHITECT	1430.2	100%	0.00	100,000.00	100,000.00		
4	ENGINEER	1430.2	100%	8,190.38	8,190.38	8,190.38	8,190.38	
5	CONTINGENCY	1502	100%	66,685.00	15,000.00			
	Subtotals			84,685.00	145,000.00	100,000.00	0.00	
	Totals			573,877.00	573,877.00	212,875.00	5,790.52	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: HOUSING AUTHORITY OF THE CITY OF HOT SPRINGS		Grant Type and Number Capital Fund Program No: AR37P03150105 Replacement Housing Factor No:				Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
AR31001							
EASTWOOD							
GARDENS							
1	30-JUNE-07	18-AUG-07		30-JUN-09	18-AUG-09		
2		18-AUG-07			18-AUG-09		
3		18-AUG-07			18-AUG-09		
4		18-AUG-07			18-AUG-09		
5		18-AUG-07			18-AUG-09		
AR31002							
MOUNTAINVIEW TOWERS							
1	18-AUG-07				18-AUG-09		
AR 31002 MANAGEMENT AND MAINTENANCE BUILDING							
1	30-JUN-06	DELETED					
2		18-AUG-07			18-AUG-09		

Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part III: Implementation Schedule							
PHA Name: HOUSING AUTHORITY OF THE CITY OF HOT SPRINGS		Grant Type and Number Capital Fund Program No: AR37P03150105 Replacement Housing Factor No:				Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MANAGEMENT IMPROVEMENTS							
1	30-JUN-07	18-AUG-07		30-JUN-09	18-AUG-09		
2	30-JUN-07	18-AUG-07		30-JUN-09	18-AUG-09		
3	30-JUN-07	18-AUG-07		30-JUN-09	18-AUG-09		
4	30-JUN-07	18-AUG-07		30-JUN-09	18-AUG-09		
5	30-JUN-07	18-AUG-07		30-JUN-09	18-AUG-09		
6		18-AUG-07			18-AUG-09		
7		18-AUG-07			18-AUG-09		
ADMINISTRATION							
1	30-JUN-07	18-AUG-07		30-JUN-09	18-AUG-09		
2		18-AUG-07			18-AUG-09		
3		18-AUG-07			18-AUG-09		
4		18-AUG-07			18-AUG-09		
5		18-AUG-07			18-AUG-09		

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CAPITAL FUND PROGRAM TABLES

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: HOUSING AUTHORITY OF THE CITY OF HOT SPRINGS		Grant Type and Number Capital Fund Program Grant No:AR37P3150106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006
XX <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no					
Performance and Evaluation Report for Period Ending 1-JUL-06 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0.00	0.00	0.00	0.00
2	1406 Operations	1,000.000	0.00	0.00	0.00
3	1408 Management Improvements	105,000.00	0.00	0.00	0.00
	1410 Administration	18,000.00	0.00	0.00	0.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	52,000.00	0.00	0.00	0.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	20,000.00	0.00	0.00	0.00
10	1460 Dwelling Structures	132,000.00	0.00	0.00	0.00
11	1465.1 DwellingEquipment – Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	150,000.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	30,000.00	0.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1501 Collaterization or Debt Service	0.00	0.00	0.00	0.00
20	1502 Contingency	42,000.00	0.00	0.00	0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	550,000.00	0.00	0.00	0.00
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: HOUSING AUTHORITY OF THE CITY OF HOT SPRINGS		Grant Type and Number Capital Fund Program Grant No:AR37P3150106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006
XX <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no					
Performance and Evaluation Report for Period Ending 1-JUL-06 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
23	Amount of line 21 Related to Section 504 compliance	170,000.00	0.00	0.00	0.00
24	Amount of line 21 Related to Security – Soft Costs	80,000.00	0.00	0.00	0.00
25	Amount of Line 21 Related to Security – Hard Costs	0.00	0.00	0.00	0.00
26	Amount of line 21 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: HOUSING AUTHORITY OF THE CITY OF HOT SPRINGS		Grant Type and Number Capital Fund Program Grant No: AR37P03150106 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
AR31001 EASTWOOD GARDENS								
1	SITE IMPROVEMENT (SITE B)	1450	100%	10,000.00				
2	RENOVATION-COM CNTR (504)	1460	100%	20,000.00				
3	KITCHEN CAB – SITE B (504)	1460	30	60,000.00				
4	ROWHOUSE RAILINGS – SITE B	1460	100%	20,000.00				
	SUBTOTALS			110,000.00	0.00	0.00	0.00	
AR 31002 MOUNTAINVIEW TOWERS								
1	PATIO REPLACEMENT	1450	100%	10,000.00				
2	REINFORCE LAUNDRY ROOM FLOOR	1460	100%	32,000.00				
3	SUBTOTALS			42,000.00	0.00	0.00	0.00	

AR31102 MANAGEMENT AND MAINTENANCE BUILDING								
1	BUILDING RENOVATION (504) LOAN PAYMENT – YR 2 OF 10	1470	10%	150,000.00				
2	SUBTOTALS			150,000.00	0.00	0.00	0.00	
MANAGEMENT IMPROVEMENTS								
1	COMPUTER UPGRADE	1475	100%	10,000.00				
2	COMPUTER MAINTENANCE	1408	100%	15,000.00				
3	APPLICANT CHECK	1406	100%	1,000.00				
4	TRAINING	1408	100%	10,000.00				
5	SITE SECURITY POLICE	1408	100%	80,000.00				
6	NEW VEHICLE – EXEC DIR	1475	100%	20,000.00				
	SUBTOTALS			136,000.00	0.00	0.00	0.00	
ADMINISTRATION								
1	CFP COORDINATOR	1410	100%	18,000.00				
2	FEES AND COSTS	1410	100%	2,000.00				
3	ARCHITECT	1430	100%	25,000.00				
4	ENGINEER	1430	100%	25,000.00				
5	CONTINGENCY	1502	100%	42,000.00				
	SUBTOTALS			112,000.00	0.00	0.00	0.00	
	TOTALS			550,000.00	0.00	0.00	0.00	

Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part III: Implementation Schedule							
PHA Name: HOUSING AUTHORITY OF THE CITY OF HOT SPRINGS		Grant Type and Number Capital Fund Program No: AR37P03150106 Replacement Housing Factor No:				Federal FY of Grant: 2006	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
AR31001 EASTWOOD GARDENS							
1	30-JUN-08			30-JUN-10			
2	30-JUN-08			30-JUN-10			
3	30-JUN-08			30-JUN-10			
4	30-JUN-08			30-JUN-10			
AR31002 MOUNTAINVIEW TOWERS							
1	30-JUN-08			30-JUN-10			
2	30-JUN-08			30-JUN-10			
AR31002 MANAGEMENT AND MAINTENANCE BUILDING							
1	30-JUN-08			30-JUN-10			
MANAGEMENT IMPROVEMENTS							
1	30-JUN-08			30-JUN-10			
2	30-JUN-08			30-JUN-10			
3	30-JUN-08			30-JUN-10			
4	30-JUN-08			30-JUN-10			
5	30-JUN-08			30-JUN-10			
6	30-JUN-08			30-JUN-10			

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: HOUSING AUTHORITY OF THE CITY OF HOT SPRINGS		Grant Type and Number Capital Fund Program No: AR37P03150106 Replacement Housing Factor No:				Federal FY of Grant: 2006	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
ADMINISTRATION							
1	30-JUN-08			30-JUN-10			
2	30-JUN-08			30-JUN-10			
3	30-JUN-08			30-JUN-10			
4	30-JUN-08			30-JUN-10			
5	30-JUN-08			30-JUN-10			

**ar31j01
Capital Fund Program Five-Year Action Plan**

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year : <u>2</u> FFY Grant: 2007 PHA FY: 2007			Activities for Year: <u>3</u> FFY Grant: 2008 PHA FY: 2008		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
AR31001 EASTWOOD GARDENS	SITE IMPROVEMENT (SITES A & B)	10,000	AR31001 EASTWOOD GARDENS	HVAC TOWNHOUSES (1)	50,000
	KITCHEN CABINETS- SITE B (15)	30,000		SITE IMPROVEMENT (SITES A & B)	10,000
	PAINT FENCE AND FAILING	20,000		KITCHEN CABINETS SITE B (21)	42,000
	HVAC TOWNHOUSES (10)	50,000			
	SUBTOTALS	110,000		SUBTOTALS	102,000
AR31002 MOUNTAINVIEW TOWERS	MINIBLINDS	15,000	AR31002 MOUNTAINVIEW TOWERS	BALCONY CANOPY	28,000
	FIRST FLOOR FACELIST	12,000		FIRST FLOOR RENOVATION	50,000
	SUBTOTAL	27,000		SUBTOTAL	78,000
AR31002 MANAGEMENT AND MAINTENANCE BUILDING	RENOVATION (504) LOAN PAYMENT – YEAR 3 OF 10	150,000	AR31002 MANAGEMENT AND MAINTENANCE BUILDING	RENOVATION (504) LOAN PAYMENT 4 OF 10	150,000
	NEW FURNISHINGS	15,000			
	SUBTOTALS				
	SUBTOTALS	165,000		SUBTOTALS	150,000

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year : <u>2</u> FFY Grant: 2007 PHA FY: 2007			Activities for Year: <u>3</u> FFY Grant: 2008 PHA FY: 2008		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
MANAGEMENT IMPROVEMENTS	COMPUTER UPGRADE	10,000	MANAGEMENT IMPROVEMENTS	COMPUTER UPGRADE	10,000
	COMPUTER MAINTENANCE	10,000		COMPUTER MAINTENANCE	10,000
	APPLICANT CHECK	16,000		APPLICANT CHECK	16,000
	TRAINING	5,000		TRAINING	5,000
	SITE SECURITY POLICE	90,000		SITE SECURITY POLICE	80,000
	NEW VEHICLE – MAINTENANCE	20,000			
	SUBTOTALS	151,000		SUBTOTALS	121,000
ADMINISTRATION	CFP COORDINATOR	25,000	ADMINISTRATION	CFP COORDINATOR	25,000
	FEES AND COSTS	2,000		FEES AND COSTS	2,000
	ARCHITECT	10,000		ARCHITECT	10,000
	ENGINEER	10,000		ENGINEER	10,000
	CONTINGENCY	50,000		CONTINGENCY	57,000
	SUBTOTALS	97,000		SUBTOTALS	97,000
TOTAL CFP ESTIMATED COST		550,000	TOTAL CFP ESTIMATED COST		555,000

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year : <u>4</u> FFY Grant: 2009 PHA FY: 2009			Activities for Year: <u>5</u> FFY Grant: 2010 PHA FY: 2010		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
AR31001 EASTWOOD GARDENS	HVAC TOWNHOUSES (15)	75,000	AR31001 EASTWOOD GARDENS	HVAC TOWNHOUSES (15)	75,000
	SITE IMPROVEMENT (SITES A & B)	10,000		SITE IMPROVEMENT (SITES A & B)	10,000
	SUBTOTALS	85,000		SUBTOTALS	
AR31002 MOUNTAINVIEW TOWERS	BALCONY CANOPY	25,000	AR31002 MOUNTAINVIEW TOWERS	SUBTOTALS	42,000
	SUBTOTALS	25,000		SUBTOTALS	25,000
AR31002 MANAGEMENT & MAINTENANCE BLDG	RENOVATION (504)		AR31002 MANAGEMENT & MAINTENANCE BLDG	RENOVATION (504) LOAN PAYHMENT – YR 6 OF 10	150,000
	LOAN PAYMENT – YR 5 OF 10	150,000		LOAN PAYMENT – YR 6 OF 10	
	FURNISHING	17,000			
	SUBTOTALS	167,000		SUBTOTALS	150,000

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year : <u>4</u> FFY Grant: 2009 PHA FY: 2009			Activities for Year: <u>5</u> FFY Grant: 2010 PHA FY: 2010		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
MANAGEMENT IMPROVEMENTS	COMPUTER UPGRADE	25,000	MANAGEMENT IMPROVEMENTS	COMPUTER UPGRADE	25,000
	COMPUTER MAINTENANCE	10,000		COMPUTER MAINTENANCE	10,000
	APPLICANT CHECK	20,000		APPLICANT CHECK	20,000
	TRAINING	5,000		TRAINING	5,000
	SITE SECURITY POLICE	90,000		SITE SECURITY POLICE	90,000
	SUBTOTALS	150,000		SUBTOTALS	150,000
ADMINISTRATION	CFP COORDINATOR	30,000	ADMINISTRATION	CFP COORDINATOR	30,000
	FEES AND COSTS	2,000		FEES AND COSTS	2,000
	ARCHITECT	10,000		ARCHITECT	10,000
	ENGINEER	10,000		ENGINEER	10,000
	CONTINGENCY	81,000		CONTINGENCY	81,000
	SUTBOTALS	133,000		SUBTOTALS	133,000
TOTAL CFP ESTIMATED COST		560,000		TOTAL CFP ESTIMATED COST	560,000

ATTACHMENT 12
ar031101

2005 RESIDENT ASSESSMENT FOLLOW-UP PLAN

NEIGHBORHOOD APPEARANCE

1. The entire exterior surface of the 11-floor Mountainview Towers elderly and disabled building has been repaired and recoated. All handrails have been painted.
2. The existing handicap parking area at Mountainview Towers was replaced, with ADA-compliant parking spaces, ramps, ramps, and signage.
3. A large number of dead trees have been removed from the property.
4. Unsightly wooden fences were removed at 115 Wade Street and replaced with metal railing. A similar replacement was made at 707 Cypress Street. Future work will consist of removal of more of the wooden fencing and replacement with metal railings.
5. The Authority Maintenance staff repaired and/or replaced the metal trim and siding on some Eastwood Gardens buildings. More work will be done on an as needed basis,
6. A pedestrian ramp was constructed at Potter Street to provide a footbridge over the existing drainage channel.
7. The Community Center at 800 Spring Street was renovated, with the addition of ADA-compliant ramping, automatic-opening front doors, and interior remodeling including the addition of a Police Substation.
8. ADA-compliant ramps were constructed at 115 Wade Street, Apt. #10. In addition, this apartment was remodeled into a three bedroom ADA-compliant apartment, complete with central air and heat.
9. A contract was signed with Superior Lawn Care for mowing and lawn maintenance of all Authority property.
10. Signage and the street address were added to the canopy at Mountainview Towers, giving residents a visible name and address.

ATTACHMENT 13
ar031m01
RESIDENT MEMBERSHIP ON THE PHA GOVERNING BOARD

MRS. VINA COOK, A RESIDENT OF PUBLIC HOUSING, RESIDING AT 760 SPRING STREET, APARTMENT # 37, HOT SPRINGS, ARKANSAS 71901 WAS RE-APPOINTED TO THE BOARD OF COMMISSIONERS ON OCTOBER 18, 2002. THIS IS HER SECOND TERM OF OFFICE. THE EXPIRATION DATE OF THE CURRENT TERM WILL BE OCTOBER 2007.